

QX4 Investments Limited
Consulting Services

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The Regional Municipality of York
Planning and Development Services Department
17250 Yonge Street
Newmarket, ON L3Y 6Z1

Attention: Ms. Barb Jeffrey, Manager of Land Use Policy & Environment

Dear Ms. Jeffrey,

Re: Draft York Region Official Plan – June 2009

QX4 Investments Limited – Consulting Services has been retained to represent Living Water Faith Fellowship, owner of a 7.9 ac. property municipally known as 18293 Leslie Street in the Town of East Gwillimbury. The L-shaped property, having frontage on Green Lane as well as Leslie Street, has a tableland portion of about 1.5 ac. and surrounds an Esso gas station at the northeast corner of the intersection. Living Water purchased the property about a year ago for the purpose of eventually constructing thereon a place of worship together with accessory uses. While the lands were, and still are, designated Agricultural Policy Area in the York Region Official Plan and Urban Buffer Area in the East Gwillimbury Official Plan, Living Water was led to believe during its due diligence investigations that these lands could be suitable for a place of worship from a planning perspective.

On Map 1 (Regional Structure) of the Draft York Region Official Plan, Living Water's lands are designated within an area of Potential Urban Expansion where the precise location, size and phasing of the expansion area are yet to be determined. Living Water has been waiting to be included in the Region's Urban Area and, therefore, welcomes the Potential Urban Expansion designation as the next step in the planning process. In this regard, Living Water intends to work closely with the Town of East Gwillimbury in respect of its current Official Plan review process, including participation in the preparation of a Secondary Plan for the Sharon East Secondary Planning Area in which the lands are located.

Section 4.3 (Protecting Employment Lands) of the Draft York Region Official Plan contains policies “to ensure the long-term supply and effective planning and design of employment lands to 2031 and beyond”. While we do not disagree with the notion of protecting lands designated in local official plans by preventing the conversion of employment lands to non-employment land uses, we are concerned about how Policy 10 thereof regarding strategic employment lands could be interpreted. It appears Policy 10 attempts to designate certain lands shown on Figure 2 exclusively for future employment uses yet Figure 2 is not part of the Official Plan. Furthermore, Living Water’s lands are shown on Figure 2 as “Future” Strategic Employment Lands, but it’s only “**conceptual**”. We are somewhat confused and would appreciate some clarification on this matter. Accordingly, we hereby request written assurance that the Draft York Region Official Plan does not preclude Living Water’s lands from being designated in the East Gwillimbury Official Plan and subsequent Secondary Plan in a category that would allow the development of a place of worship.

We appreciate the opportunity to make these comments and would be pleased to meet with you to further discuss this matter.

Yours very truly,


Ben Quan

cc: Denis Kelly, Regional Clerk ✓
Pastor Johan du Toit

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